



Wisconsin Department of Transportation

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June 25, 2019

To: Prospective Bidders

Sealed Public Bid for Surplus State-Owned Land

Bid Opening of August 7, 2019 at 10:00AM

The Wisconsin Department of Transportation (WisDOT) has a surplus parcel of land located along the eastern side of STH 35 and north of 24th Street in the Town of St. Joseph, St. Croix County. The parcel is further described as being part of the NE1/4 of the NW1/4 of Section 24, Township 30 North, Range 20 West. The parcel was purchased as a part of the STH 35 highway improvement project in 1998. The parcel is vacant, irregular in shape and is located next to wetlands. No direct access to STH 35 will be allowed. Buyer will need to work with the local municipality to obtain access via 24th Street.

WisDOT solicits your sealed bid for the purchase of the above-mentioned parcel of surplus real estate. The site contains +/- 2.21 acres and is currently zoned Residential. No commercial or industrial use will be allowed. Bidder would need to contact the Town of St. Joseph if there are questions regarding town setbacks from roadway and wetland setbacks. A map is enclosed in the bulletin depicting the property.

This bid process is open to the general public. If you are interested in bidding on this land, carefully read the instructions in the enclosed bulletin. In addition to the terms of sale, the bulletin also contains a sample deed incorporating the legal description of the parcel with deed restrictions, a map, information on zoning, utility service, etc. and the official forms on which your bid must be recorded.

The value for this surplus parcel is **\$5,525.00**. This is the minimum bid amount. **A bid deposit in the form of a certified check, cashier's check or money order in the amount of 10% of the amount you choose to bid, made payable to the Wisconsin Department of Transportation, must accompany the bid.** The deposit of the high bidder will be put towards the purchase price. The bid deposits of unsuccessful bidders will be returned within 10 business days. If you are the high bidder, you will also be required to pay for the recording fee; which is \$30.00. The recording fee and the balance of the purchase price are due upon closing. Closing date shall be determined after approval from the Region Real Estate Supervisor.

No verbal statements or representations made by, for, or on behalf of either party shall be a part of such contract. It shall be the responsibility of the prospective buyer to be fully informed as to zoning ordinances, access, real estate tax rate, utility service, building codes, local municipal assessments, etc. No title insurance or abstract will be furnished by the seller. Final sale is subject to the approval from the Region Real Estate Supervisor.

All bids must be received no later than 10:00 a.m., Wednesday, August 7, 2019 at the Northwest Regional Office of the Wisconsin Department of Transportation, 2nd Floor, Real Estate, 718 W. Clairemont Avenue, Eau Claire, WI, Attention: Ashley Seibel. Your attendance at the bid opening is welcome but is not a requirement.

If you have any questions please contact me at 715-830-0544, ext. 205.

Sincerely,

Ashley Seibel

Ashley Seibel
As Consultant Agent for WisDOT

Enclosures